

Planning Section

North Norfolk District Council
 Holt Road, Cromer, Norfolk NR27 9EN
 Telephone: 01263 516150 / 516151 / 516143
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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Timothy

Surname

Payne

Company Name

Address

Address line 1

Swafield Hall

Address line 2

Knapton Road

Address line 3

Town/City

Swafield

County

Country

United Kingdom

Postcode

NR28 0RP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

1) Proposed installation of a small scale, ground mounted solar PV Array. This would be used to power Swafield Hall and the cottage that is currently being rebuilt (LA/15/1409) & to reduce the carbon footprint of both buildings. The hall is currently heated by oil and electricity. The initial installation would be 32 panels, increasing up to 49 when rebuilding work is finished on the cottage and we have experience and ROI data from running the system. 49 panels would provide 20,580 kWh / year. 32 panels would generate 13,440 kWh / year.

2) Install a double socket EV charging point for use by the owners and guests staying in the cottage & hall, allowing the owners to switch to an electric car and helping boost tourism in the area. The charging point will primarily be run from batteries charged by the solar panels or by off-peak electricity.

As we open the formal gardens several times a year for charity and the annual village fete we would prefer the panels to be hidden in an enclosed area.

Has the work already been started without consent?

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

Jinko Solar Panels

Existing materials and finishes:

N/A

Proposed materials and finishes:

Black cell panels ground mounted in Renosol CS+ mounts

Type:

Other

Other (please specify):

Wall mounted EV Charger

Existing materials and finishes:

N/A

Proposed materials and finishes:

Subject to availability the charger would be a dual point, untethered Rolec Zura in grey (to blend with the flint work).

<https://www.rolecserv.com/ev-products/ZURA>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawing of planned charger in situ on rebuilt garage: Garage Charger view.jpg
Existing Site Plan: Swafield Hall Site Location.jpeg
Site Plan with proposed panels (marked in red): Swafield Hall Site Location Solar area.jpeg
Map of surrounding area: WebMapCapture Large.jpeg
Aerial view of house & gardens: Swafield Hall.jpeg
Aerial view of house & gardens showing site of proposed panels: Swafield Hall Annotated.jpeg
Proposed layout of panels (note this is max configuration of 49 panels): 49 Max Layout.jpg
Views of proposed area for panels: View 1.jpeg & View 2.jpeg
Schematic of EV Chargepoint: EV CHARGER Rolec ZURA.jpg

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

IS3/23/0464

Date (must be pre-application submission)

15/03/2023

Details of the pre-application advice received

I write in response to your pre-application enquiry received on 1st March 2023.

Firstly, from a procedural point of view, I can confirm that the stand alone solar array would definitely not need listed building consent but would need an application for planning permission; this is by virtue of Schedule 2, Part 14, Class B of the The Town and Country Planning (General Permitted Development) (England) Order 2015.

In the event of receiving such an application, the key consideration for the Conservation & Design section would be the impact of the array upon the setting of the grade II listed building. In this regard, a combination of the separation distance between the array and the heritage asset, and the natural screening provided by the existing mature hedging, would prevent any substantive harm occurring. As a result, I would not anticipate there being any C&D objections to this particular proposal.

As regards the EV charging points also mentioned, these will also require planning permission if they are to be cited anywhere within the curtilage of the listed building; Schedule 2, Part 2, Class D of the GPDO refers in this case. In the absence of any details on their precise location and appearance, it is not possible to offer informed comment on their acceptability. However, assuming that they would be relatively recessive and would not detract from the setting of the hall, these are also likely to be viewed favourably.

Please be aware that the views expressed are those of an officer and are not binding on the Council or any of its Committees when considering any subsequent related planning application(s). In accordance with our pre-application protocols, they also do not take account of any wider planning considerations which might emerge.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Swafield Hall

Number:

Suffix:

Address line 1:

Knapton Road

Address Line 2:

Town/City:

Swafield

Postcode:

NR28 0RP

Date notice served (DD/MM/YYYY):

01/03/2023

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Timothy

Surname

Payne

Declaration Date

17/03/2023

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Timothy Payne

Date

15/04/2023

Amendments Summary

Updated manufacturer details and included additional scaled drawings